

**United States Department of the Interior  
Bureau of Land Management  
Roseburg District  
DECISION RECORD**

**Beatty Creek/Island Creek Land Exchange  
ENVIRONMENTAL ASSESSMENT OR-105-01-06  
OR 55947**

Date Prepared: March 17, 2003

**DECISION:**

It is my decision to complete the Beatty Creek/Island Creek Land Exchange, as proposed in the approved Agreement to Initiate a land exchange between the Bureau of Land Management (BLM) and the proponent, Roseburg Resources Company, dated March 15, 2001, as amended. The exchange is being processed pursuant to Section 206 of the Federal Land Policy and Management Act of 1976 (90 Stat. 2756), as amended. I have determined that the public interest will be well served by the exchange, pursuant to the criteria at 43 CFR § 2200.0-6 (b). The values of the land to be exchanged will be equalized as described in the attached Exhibit C. In accordance with the Federal Land Transaction Facilitation Act of 2000 (PL 106-248), the proponent will make an equalization payment of \$80,200.00 which will be deposited into the Federal Land Disposal Account. The land exchange is in conformance with the *Roseburg District Record of Decision and Resource Management Plan (ROD/RMP)*, dated June 2, 1995, as amended January 2001.

The BLM will dispose of 143.39 acres of Public Domain lands, consisting of selected parcel 1 (Hinckel Creek), parcel 2 (Dickinson Mountain) and parcel 4 (White Creek West), as shown on the attached Exhibit A. These parcels, along with parcel 3 (White Creek East), were identified in the Environmental Assessment (EA, pp. 12-13) as the potential tracts to be exchanged. In Appendix 3 of the EA, the numbering of the White Creek West and White Creek East Parcels was inadvertently reversed. The correct numbering for White Creek East is parcel 3, and parcel 4 for White Creek West. This errata does not alter the conclusions of the analysis. Parcel 3 was eliminated from the exchange because it was not needed to equalize values and to minimize the net cash equalization payment due from the proponent.

In return, the BLM will acquire 764.53 acres, more or less, from the proponent. The legal descriptions of the offer lands are contained in the attached Exhibit B. The legal descriptions in the attached Exhibit B contain minor changes from those described in the EA, (pp.10-11 and Appendix 2). These changes reflect Bureau surveying standards and do not alter the consequences of the exchange or conclusions contained in the environmental assessment.

The property rights to be acquired, with the offered lands, consist of only the surface estate, as the proponent (Roseburg Resources Company) does not hold title to the mineral estate. The proponent will retain rights to a low-water crossing on Island Creek and rights to establish tail

holds on those portions of the offered lands, situated between Cow Creek and the O&C Railroad right-of-way. It has been determined that these reservations and encumbrances on the land will not affect the contemplated future administration and management of the lands by the BLM.

The proponent will receive title to the selected Federal parcels, subject to valid existing rights of record. Mineral rights associated with the selected Federal parcels will pass to the proponent.

## **RATIONALE:**

### **Public Interest Determination:**

The following management objectives and resource values were considered and analyzed in the EA, illustrating that the public will be well served by the exchange.

- A. Consolidation of Lands. As discussed in the EA (pp. 37-38), acquisition of the offered lands will allow the BLM to expand the Beatty Creek Area of Critical Environmental Concern and Research Natural Area (ACEC/RNA) by combining approximately 657 acres of the offered lands with the two 80-acre parcels that comprise the present ACEC/RNA. Expansion will improve opportunities to manage for protection of the relevant and important resource values that led to establishment of the ACEC/RNA, by reducing the potential for land use conflicts such as road construction and timber harvest that would threaten these values.
- B. Botanical and Vegetative Resources. The relevant and important resource values that were the basis for establishment of the ACEC/RNA are the unique and relatively undisturbed native plant associations present, as described in the EA (p. 9). These representative serpentine plant communities are identified in the Oregon Natural Heritage Plan. They are considered to be in excellent condition with few noxious weeds and no serious infestations present. Exotic, nonnative plant species are limited in numbers, and represent only 17 percent of the total number of species present in the ACEC/RNA. As discussed above and in the EA (p. 38), expansion of the ACEC/RNA will help secure and maintain current habitat conditions by excluding road construction and subsequent use that could introduce and spread noxious weeds and nonnative plants from adjacent areas.

As noted in the EA (p. 14), two special status species, the State-Threatened/Bureau Sensitive wayside aster (*Eucephalus vialis*) and pseudoleskeella moss (*Pseudoleskeela serpentinense*) are present in the existing ACEC/RNA and on the offered lands which would be added to it. The population of wayside aster is one of the largest known, with over 60 percent of the population situated on the offered lands. Expansion of the existing ACEC/RNA would prevent fragmentation of the population and help to maintain overall viability of the species. Spring phacelia (*Phacelia verna*), a Bureau Tracking species and California sword fern (*Polystichum californicum*), a Bureau Assessment species are also present on the offered lands.

Port-Orford cedar is subject to infection and mortality throughout its natural range, from an introduced root disease caused by the pathogen *Phytophthora lateralis*. As discussed in the EA (pp. 9-10), though not verified, the possibility exists that Port-Orford cedar in riparian areas within the offered lands and the ACEC/RNA may possess disease-resistant genotypes. Acquisition of the offered lands and consolidation with the current ACEC/RNA would preclude road construction on these parcels and other activities that could introduce the root disease.

- C. Wildlife. As addressed in the EA (pp. 42-44), the exchange is considered unlikely to have an adverse effect on any terrestrial species listed as Threatened or Endangered under the Endangered Species Act. Concurrence on these determinations was received from the U.S. Fish and Wildlife Service in a letter dated March 15, 2002.

As discussed in the EA (pp. 20 and 43), one nesting site for the Bureau Sensitive western pond turtle is known to exist on the offered lands that front Cow Creek. It is considered probable that there are additional sites on these lands, and lands adjacent to the Island Creek Recreation Site (a day use area) used by western pond turtles for nesting, rearing and over wintering. The status of the species is considered ACritical@ by the Oregon Department of Fish and Wildlife, and may require listing as a State-threatened or endangered species. Acquisition of these lands by the BLM would secure this habitat for continued use by the turtle.

- D. Fisheries. Fisheries resources will benefit from the exchange. While approximately 0.4 miles of Essential Fish Habitat for the Oregon Coast coho salmon provided by White Creek and Beatty Creek (a tributary to White Creek) will pass from BLM management, nearly 1.1 miles of Essential Fish Habitat along Cow Creek and Beatty Creek will be brought under BLM management. An additional 1.4 miles of perennial streams that support populations of resident fish would also come under BLM management. Cow Creek has historically been productive salmonid habitat. Management of the streams under Riparian Reserve and Aquatic Conservation Strategy measures contained in the ROD/RMP will secure habitat quality for this important fishery. In a letter to the BLM, dated April 8, 2002, the National Marine Fisheries Service (NMFS) concurred with the determination that the proposed action is “not likely to adversely affect” Oregon Coast coho salmon or their designated critical habitats, Oregon Coast steelhead trout, or Essential Fish Habitat

- E. Riparian Resources and Water Quality. Acquisition of the offered lands will maintain water quality in Beatty Creek by eliminating potential sedimentation associated with road construction and timber harvest in riparian areas. Streamside shade will be retained which will maintain water temperatures and preserve Beatty Creek as a long-term source of cool and clean water that will benefit Cow Creek which is listed by the Oregon Department of Environmental Quality as temperature impaired. The establishment of Riparian Reserves on lands fronting Cow Creek will also serve to provide shade and will serve as a source for recruitment of large wood for habitat and stream function.

- F. Recreation. As discussed in the EA (pp. 2-3 and 38), the existing Island Creek Recreation Site is a small site that was withdrawn to enhance day use recreation opportunities. The site is confined by portions of the offered lands. The Island Creek Recreation Site is located along the Cow Creek Back Country Byway. There are no privately-owned and managed recreational sites, and only four BLM-managed sites along the entire 45-mile route. Designation of a portion of the offered lands to the recreation site will enhance recreation management opportunities and eliminate conflicts arising from the inadvertent and unauthorized use of adjoining private lands by the public.

Pursuant to Executive Order 13212, the BLM must consider the effects of this decision on the President's National Energy Policy. Within the offered lands and selected Federal parcels, there are no known energy resources with the potential for commercial development. There are no pipelines, electrical transmission lines, or energy producing or processing facilities within any of the lands subject to the exchange. As a consequence, the Beatty Creek/Island Creek Land Exchange will have no known adverse effect, either direct or indirect, on the National Energy Policy.

Although the exchange of parcels 1, 2 and 4 will result in a reduction of 84 acres in the Harvest Land Base, it is expected that 48 acres of the offered lands acquired by the BLM will be added to the Harvest Land Base. As a consequence, the Beatty Creek/Island Creek Land Exchange will result in a net reduction to the Harvest Land Base on the Roseburg District of approximately 36 acres, in contrast to the maximum of 72 acres identified in the EA (p. 40). It is anticipated that other land acquisitions by western Oregon BLM districts will result in additions to the Harvest Land Base, so that at the end of the 10-year period (October 30, 2008) specified by P.L. 105-321 there will be no net reduction in the acres of land available for timber harvest.

When the multiple use values of the offered lands and selected Federal parcels are compared, the benefits to the public from increased efficiency in the management of Federal lands, protection of unique and uncommon plant communities, protection of habitat for special status wildlife, protection of Essential Fish Habitat for threatened fish species, maintenance of water quality and riparian conditions, and improved recreational opportunities outweigh the loss of small, isolated parcels of timberlands that are scattered and largely without public access. Disposal of the selected Federal parcels will allow more efficient utilization and management of scattered lands adjacent to lands managed by the proponent.

I have determined that management of the conveyed Federal lands will not conflict with established management objectives on adjacent Federal lands. There are no Indian Trust lands on the Roseburg District. Consequently, the exchange would not conflict with the established management objectives of any Indian Trust lands. The proponent will manage the conveyed Federal lands for the purpose of timber production, consistent with county zoning and the primary use of adjacent lands and other Federal lands in the area.

Based on the analysis of potential impacts contained in the EA, I have determined that the proposed action will not have significant impact on the human environment within the meaning of Section 102(2)(c) of the National Environmental Policy Act of 1969.

### **Appraisal Summary:**

Both the offered lands and selected Federal parcels were appraised in June of 2001, by fee appraiser John Pender of Pan-Pacific Forestry, Inc. Kent Tresidder, Appraiser/Forester with the Oregon State Office, BLM (Coos Bay District), completed the Appraisal Review Report on August 14, 2001. The market value was approved by Doug Braun, MAI – Review Appraiser with the Oregon State Office, BLM, on August 22, 2001.

An update to the appraisal was completed in June of 2002 by Mr. Pender. Mr. Tresidder completed the Appraisal Review Report on June 24, 2002. The updated appraisal was approved by Helen Honse, Chief State Appraiser with the Oregon State Office, BLM, on July 23, 2002. A review of market conditions completed December 17, 2002, by Mr. Tresidder determined “there has been no significant change in the market values for the subject properties since the June 18, 2002, appraisal date.” An administrative extension of the validity period for use of the approved appraisal was signed by Mr. Braun on December 17, 2002. The appraised market values will expire March 18, 2003.

The appraiser concluded that “. . . the Highest and Best Use of our six subject properties [offered and selected Federal parcels] is for their continued forestry use, producing perpetual timber crops.”

Current land and timber values for the offered lands, based on the updated appraisal, were determined to be \$1,433,000.00 for the Beatty Creek parcel, and \$72,600.00 for the Island Creek parcel, for a total value of \$1,505,600.00.

The current land and timber values of the selected Federal parcels identified in the EA are: \$396,300.00 for the Hinckel Creek parcel (Parcel 1), \$856,700.00 for the Dickinson Mountain parcel (Parcel 2), and \$332,800.00 for the White Creek West parcel (Parcel 4), for a total of \$1,585,800.00.

Pursuant to 43 CFR § 2201.6 (a), the difference in the value of the selected Federal lands cannot exceed that of the offered lands by more than 25 percent. The remaining 5 percent difference in values will be equalized by a payment from the proponent in the amount of \$80,200.00.

### **Conformance with Land Use Plans:**

Acquisition of the offered lands and disposal of the selected Federal parcels is consistent with direction contained in the Roseburg District ROD/RMP (p. 50) to pursue land acquisition for the Beatty Creek ACEC/RNA in order to block up ownership and improve management opportunities. The action is also consistent with direction in the ROD/RMP (p. 57) to pursue land acquisition for further development of the Island Creek Recreation Site.

Disposal of the selected Federal parcels is also consistent with direction from the ROD/RMP (p. 125 and Appendix C). Land Tenure Zone 3 lands without unique resource values have been identified for disposal through sale or exchange because the lands are isolated and difficult or uneconomical to manage.

### **Public Comment:**

Comments on the EA were received from one individual and one conservation organization and one trade organization expressing strong support for the land exchange proposal. Two other conservation organizations also expressed support when commenting on the Notice of Exchange Proposal. Comments on the EA from a conservation organization, an association and one local government agency raised points that warrant further clarification. These are addressed below.

1. A statement was received expressing the belief that 738 of the 764 acres of the acquired lands would be added to the Beatty Creek ACEC/RNA, with the remaining 26 acres incorporated into the Island Creek Recreation Site.

As discussed in the EA (pp. 7-8), only 657 acres would be added to the ACEC/RNA. Approximately 48 acres would be added to the Matrix and become available for addition to the Harvest Land Base. Approximately 17 acres would be allocated as Riparian Reserves. Approximately 26 acres adjoining the Island Creek Recreation Site would be incorporated into the site for expanded recreational opportunities. These allocations do not equal 764 acres because approximately 16 acres of Cow Creek frontage, not associated with the Island Creek Recreation Site, were inadvertently omitted from the discussion of land use allocations. These acres abut the south end of the expanded ACEC/RNA and are identified as Riparian Reserves on Map 9 in Appendix 1 of the EA.

2. Two comments questioned the consistency of the land exchange with the requirements of PL 105-321, AProtection of the Oregon and California Railroad Grant Lands,@ specifically the policy stated in Sec. 3(b) that there will be no net loss of acres of O&C land, Coos Bay Wagon Road land, or Public Domain land available for timber harvest.

Public Law 105-321 requires that there be no net loss of acres available for harvest, as measured in 10-year intervals, within the geographic area composed of the Salem, Eugene, Coos Bay, Roseburg and Medford BLM Districts, and the Klamath Resource

Area of the Lakeview District, as they were constituted on January 1, 1998. The first date for such an accounting is October 30, 2008. As discussed above, the BLM anticipates that other planned or proposed land acquisitions in the geographic area will offset the estimated 36-acre reduction in Harvest Land Base within the next six years.

3. A comment was received claiming a failure by the BLM to consider the socioeconomic and management impacts on O&C lands adjacent to the offered lands, and adjacent to or near the selected Federal parcels that would be exchanged.

The effects of the exchange relative to management of adjacent or nearby O&C lands were not discussed because none are anticipated. No changes in the land use allocation of any adjacent O&C lands were proposed in association with the exchange.

4. One comment cited a failure of the EA to consider the effects of the land exchange on the Umpqua Land Exchange Project.

There would be no effects anticipated and none to consider. The offered lands and selected Federal parcels, comprising the Beatty Creek/Island Creek Land Exchange, are not located within the geographic area of the Umpqua Land Exchange Project (ULEP), which is located in the lower Umpqua River Basin. The offered lands are located in the Cow Creek Watershed within the South Umpqua Sub-basin. The selected Federal parcels are located approximately 7 miles to the east and 17 miles to the southeast of the ULEP study area.

5. A concern was expressed that the removal of Public Domain lands through exchange would diminish the supply of timber to the private sector.

There are approximately 79,000 acres allocated to the Matrix on the Roseburg District. The anticipated reduction of 36 acres in the Harvest Land Base, associated with the exchange, amounts to a change of less than 0.05 percent in the total acres available for timber production. This reduction is not sufficient to warrant a reduction in the declared objective of 45 million board feet as an annual sale quantity for the Roseburg District. The parcels acquired by Roseburg Resources Company would continue to be managed for timber production, providing employment in Douglas County in the areas of forestry, logging and manufacture of forest products.

6. An organization expressed the opinion that the BLM had failed to consider the impacts of the exchange on small, family-owned properties. Among the concerns expressed were a failure to consider the effect on resale value of the properties, and the effect of intensive forest management, including the use of herbicides, on domestic water supplies.

All but one of the properties adjoining the selected Federal parcels are owned and managed by timber/forest products companies. The selected Federal parcels are in areas

designated as resource land in the Douglas County Comprehensive Plan. The County Planning Department considers the exchange of the selected Federal parcels to Roseburg Resources Company, and the subsequent management of the lands for timber production to be compatible with current county zoning designations. Given these factors, management of the selected Federal parcels by Roseburg Resources Company would have no more effect on land values than would harvest of the lands by the BLM under authority and direction of the ROD/RMP.

There are two registered domestic water users, of record, within a mile of the Dickinson Mountain parcel. There are no perennial streams located within the parcel and the nearest registered diversion point is more than 2-mile from the parcel. It is considered unlikely that responsible forest management practices would have any impact on these water sources. The BLM notified both landowners of the proposed land exchange through the Notice of an Exchange Proposal. Letters were received from both parties, and neither expressed concern regarding the safety of their water source.

**Mitigation Measures:**

No measures were identified that would become conditions for completing the exchange.

**Compliance Plan:**

Not applicable.

**Monitoring:**

Monitoring on the acquired parcels will be done in accordance with requirements of the ROD/RMP (pp. 84, 196-201, and 205-206). Specific resources to be monitored would include: Wildlife Habitat; Fish Habitat; Special Status and SEIS Special Attention Species Habitat; Special Areas; and Recreation.

**Implementation Period:**

The completion of the land exchange will occur following the expiration of a 45-day protest period and upon the resolution of any protests which may be made on the decision. The protest period begins upon publication of the Notice of Availability of this Decision in the Roseburg, Oregon, *News-Review*.

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Mark A. Buckbee  
Acting District Manager  
Roseburg District Office

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Date



Legal Descriptions of Selected Federal Parcels - Public Domain

The surface and mineral estate will be conveyed subject to reservations and encumbrances listed below.

Parcel 1 - (Hinckel Creek)

T. 25 S., R. 3 W., Sec. 4, Lot 5	<u>23.39 ac.</u>
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Parcel 1 Sub Total	23.39 ac.
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Parcel 2 - (Dickinson Mountain)

T. 23 S., R. 4 W., Sec. 20, SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$	<u>80.00 ac.</u>
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Parcel 2 Sub Total	80.00 ac.
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Parcel 4 - (White Creek West)

T. 24 S., R. 3 W., Sec. 22, NW $\frac{1}{4}$ SW $\frac{1}{4}$	<u>40.00 ac.</u>
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Parcel 4 Sub Total	40.00 ac.
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TOTAL	143.39ac.
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Federal Land Title Exceptions and Reservations:

1. A reservation for a right-of-way thereon for ditches or canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and
2. The right to use, maintain or repair existing roads over, across and through said lands, and those rights for logging road purposes subject to the terms and conditions of O&C Logging Road Right-of-Way Agreement and Permit No. R-957 (OR-57371) and 43 CFR Subpart 2812 as to parcel 4.

Subject to:

1. As to parcel 2, those rights for logging road purposes granted pursuant to 43 CFR Subpart 2812 to:
  - a. Woolley Enterprises, Inc., by O&C Logging Road Right-of-Way Permit R-670 (OR-57921);

- b. Harold R. Boucock and Marjorie Z. Boucock, by O&C Logging Road Right-of-Way Permit R-710 (ORE-013602);
  - c. Juniper Properties Limited Partnership, by O&C Logging Road Right-of-Way Permit R-763P (OR-56401);
  - d. Mildred W. Whipple and Louise G. Brunswick, by O&C Logging Road Right-of-Way Permit R-846A (OR-1811); and
2. As to Parcel 4, those rights for logging road purposes granted pursuant to 43 CFR Subpart 2812 to Weyerhaeuser Company, by O&C Logging Road Right-of-Way Permit No. R-957 (OR-57371); and
3. As to Parcel 1, those rights for logging road purposes granted pursuant to 43 CFR Subpart 2812 to:
- a. Roseburg Resources Company, by O&C Logging Road Right-of-Way Permit R-680A (OR-56901);
  - b. Mount Scott Holding Co. LLC, by O&C Logging Road Right-of-Way Permit R-680B (OR-56902).

Provided that, the grantee does covenant and agree to the following condition, this covenant to run with the land and to be binding on all future owners of the real property. The following condition shall inure to the benefit and shall be enforceable by suit for injunction or for damages by the United States:

All existing commercial timber on the land described herein, except Port Orford cedar, is excluded from export and substitution in accordance with the provisions of the Forest Resources Conservation and Shortage Relief Act of 1990, as amended (16 U.S.C. 620, *et seq.*), either directly or indirectly by the Grantee or by any other party.

Legal Descriptions of the Offered Lands - Roseburg Resources

The surface estate only will be acquired as the mineral estate is held by two individual third parties. The land will be acquired subject to the reservations and encumbrances listed below.

## Parcel 1 - (Beatty Creek)

T. 30 S., R. 6 W.,

Sec. 30, N $\frac{1}{2}$ , SW3

498.82 ac.

Sec. 31, E $\frac{1}{2}$ NW3, a portion of the unnumbered lot in the NW3SW3 (generally described as NE3NW3SW3, N $\frac{1}{2}$ NW3NW3SW3, N $\frac{1}{2}$ SE3NW3SW3, and S $\frac{1}{2}$ SW3NW3SW3), that portion of the E $\frac{1}{2}$ SW $\frac{1}{4}$  lying northerly of the ordinary high water mark of the southerly bank of Cow Creek excluding those lands in the Oregon & California Railroad Grant patent dated May 6, 1896

154.41 ac.\*

T. 30 S., R. 7 W.,

Sec. 36, S $\frac{1}{2}$ NE3NE3, SE3NE3, that portion of the E $\frac{1}{2}$ SE3 lying northerly of the ordinary high water mark of the southerly bank of Cow Creek excluding those lands in the Oregon & California Railroad Grant patent dated May 6, 1896, and excluding those lands described in warranty deed recorded in Volume 99, Page 557 of the records of Douglas County, Oregon

85.00 ac.\*

Parcel 1 Sub Total

738.23 ac.

\*approximate acreage, survey would determine actual acreage

Parcel 2 - (Island Creek)

T. 30 S., R. 7 W.,

Sec. 36, That portion of the SE3SW3 lying between the ordinary high water mark of the easterly bank of Cow Creek and the southerly boundary of the Oregon & California Railroad Grant patent dated May 6, 1896, that portion of the NW3NW3SW3SE3 lying westerly of the ordinary high water mark of easterly bank of Cow Creek

11.30 ac.\*

T. 31 S., R. 7 W.,

Sec. 1, That portion of NW3NW3 lying between the ordinary high water mark of the southwesterly bank of Cow Creek and the southerly boundary of the Oregon & California Railroad Grant patent dated May 6, 1896.

15.00 ac.\*

Parcel 2 Sub Total

26.30 ac.\*

TOTAL acreage for Parcels 1 and 2

764.53ac.\*

\*approximate acreage, survey would determine actual acreage

Said property is SUBJECT TO:

1. Reservation of all mineral rights by Douglas County in the Tax Deed recorded May 8, 1959, in Volume 284, Page 227, Recorder's No. 26-2227, in the public records of Douglas County, Oregon (affects Parcels 1 and 2 as shown on Exhibit A, Legal Descriptions, attached hereto).
2. Reservation of all mineral rights by Richard N. Carter, Trustee for the Richard Carter, DMD, P.C., Profit Sharing and Pension Plan in the Warranty Deed to P.J. Washburn recorded April 22, 1993, in Book 1231, Page 527, Recorder's No. 93-8513, in the public records of Douglas County, Oregon (affects SENE of Section 36, Township 30 South, Range 7 West).

A covenant running with the land and binding on all future owners of the real property, whereby all existing commercial timber on the land described herein, except Port Orford cedar, is excluded from export and substitution in accordance with the provisions of the Forest Resources Conservation and Shortage Relief Act of 1990, as amended (16 U.S.C. 620, *et seq.*), either directly or indirectly by the Grantee or by any other party.

EXHIBIT C

Equalization of Values of the Lands to be Exchanged:

Appraised value of selected Federal parcels identified in the EA:

Parcel 1 - Hinckel Creek	Timber Value	\$390,000
	<u>Land Value</u>	<u>6,300</u>
	Sub-Total	\$396,300
Parcel 2 - Dickinson Mountain	Timber Value	\$836,000
	<u>Land Value</u>	<u>20,700</u>
	Sub-Total	\$856,700
Parcel 4 - White Creek West	Timber Value	\$322,000
	<u>Land Value</u>	<u>10,800</u>
	Sub-Total	\$332,800
Total value of the selected Federal parcels		\$1,585,800

Appraised value of offered (RRC) parcels identified in the EA:

Parcel 1 - Beatty Creek	Timber Value	\$1,354,000
	<u>Land Value</u>	<u>79,000</u>
	Sub-Total	\$1,433,000
Parcel 2 - Island Creek	Timber Value	\$70,000
	<u>Land Value</u>	<u>2,600</u>
	Sub-Total	\$72,600
Total Value of the offered parcels		\$1,505,600

**Final Equalization of Values**

Selected Federal Parcels 1, 2, & 4	\$1,585,800
Offered Parcels	<u>1,505,600</u>
<b>Equalization Payment to be paid by Proponent (5%)</b>	<b>\$ 80,200</b>